



MLS 6613932 Land

\$114,900

60.2 Acres

Raw Land

xxx 71st Avenue
Pine River MN 56474

Status: Pending

Description:

Back on the market after unsuccessful financing. The title company would not issue title insurance. This is due to the access to the 40 acres. The 40 acre parcel is considered land locked (corner to corner access). This 60 acres of prime hunting ground has everything you need to start the 2024 season! The seller has done all of the hard work for you! New parking pad off the road with class five gravel, established trails across the property, new inclosed deer stand, clearings ready for food plots, and a walking bridge across the wetland. This parcel ALSO touches (corner to corner) 241 acres of landlocked state land! This property is in an amazing location! You will be surrounded by world class fishing lakes! Leach, Gull, Cross Winnibigoshish, Pelican, Whitefish. The list goes one! The city of Leader is a short drive featuring grocery stores, gas, bars and restaurants! There are many wire fences on this parcel. Most of them do not represent property lines. Please use GPS to find property lines. The green flags will lead you across the first 20 acres and onto the back 40. Continue past the deer stand and the flags will lead you to an area to cross the fence.

Additional Details:

Lot Acres	60.2
Lot Dimensions	663x2635x1988x2633
School District	2170
Taxes	\$422
Taxes with Assessments	\$422
Tax Year	2023

Additional Features:

Driving Directions:

From Leader, head north on 64. Once north of the city you will veer right onto 71st Ave SW. The road will turn into gravel. My sign will be on the west side of the road.



Listed By:
Timber Ghost Realty, LLC

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